



Woodhill Rise, Norwich - NR5 0DW



Woodhill Rise

Norwich

NO CHAIN. A well proportioned MID-TERRACE home offered in a well looked after condition, where only minor modernisation is needed. The floor space reaches some 809 Sq. ft (stms) internally, and includes a kitchen/dining room with INTEGRATED APPLIANCES, with a well-lit sitting room at the rear - with uPVC French doors onto the garden patio, all finished with a ground floor WC and external storage cupboard. The first floor gives way to TWO DOUBLE BEDROOMS, with a three piece bathroom suite sitting in between. The rear garden is fully enclosed and offers both lawn garden space and a raised patio, the ideal SUN TRAP in those warmer months. The property benefits from all uPVC double glazed windows and GAS CENTRAL HEATING and is just a short walk from all amenities and public transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Chain
- Mid-Terrace Home
- Kitchen/Dining Room
- Sitting Room with uPVC French Doors
- Family Bathroom & Ground Floor WC
- Two Generous Double Bedrooms
- Private & Enclosed Rear Garden
- Short Walk to Travel & Amenities

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott's Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

SETTING THE SCENE

The property is neatly tucked away from this quiet street accessed by an opening between low level hedges and gentle steps down towards the front door. Here you will pass the access for an external storage, external brick storage shed and a mature planted front garden.

THE GRAND TOUR

Stepping inside the entrance lobby is carpeted with access directly ahead into the two piece WC with low level radiator and tiles behind the sink. Stepping into the main hallway you will find access into all living accommodation on the ground floor as well as stairs for the first floor and handy under the stair storage space. The kitchen/dining room comes with a range of wall and base mounted storage units set with tiled splash backs giving room to integrated appliances including a fridge, freezer, four ring gas hob and oven all with extraction above. The space opens beyond the kitchen to offer a formal dining space with wall mounted radiator.





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This room could easily be altered to create a more open plan feel if desired by the potential owners. The rear of the property is occupied by a generous and well lit sitting room with a dual rear aspect of uPVC double glazed windows and French doors onto the patio while leaving room for a choice in configuration by its potential owner with two wall mounted radiators. The first floor landing grants access to both double bedrooms as well as three piece family bathroom suite neatly finished with a shower over the bath and glass screen, vanity storage and heated towel rail. The larger of the bedrooms comes towards the rear of the property, a brilliantly sized double bedroom with two uPVC double glazed windows overlooking the rear garden with a large carpeted space leaving room for a double bed and additional storage solutions. Sitting adjacent is the second of the double bedrooms, still a brilliantly sized room with a front facing aspect with built in wardrobes and additional storage cupboard beyond over the stairs.

FIND US

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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THE GREAT OUTDOORS

The rear garden is fully enclosed on both sides and to the rear initially offering the ideal sitting area in the summer sunshine in the form of a flagstone patio with a low level brick wall surrounding opening onto a lawn which is predominantly laid with grass and a planting border to your left with mature tall privacy giving hedges to your right. A timber shed can be found in the right rear corner of the garden.

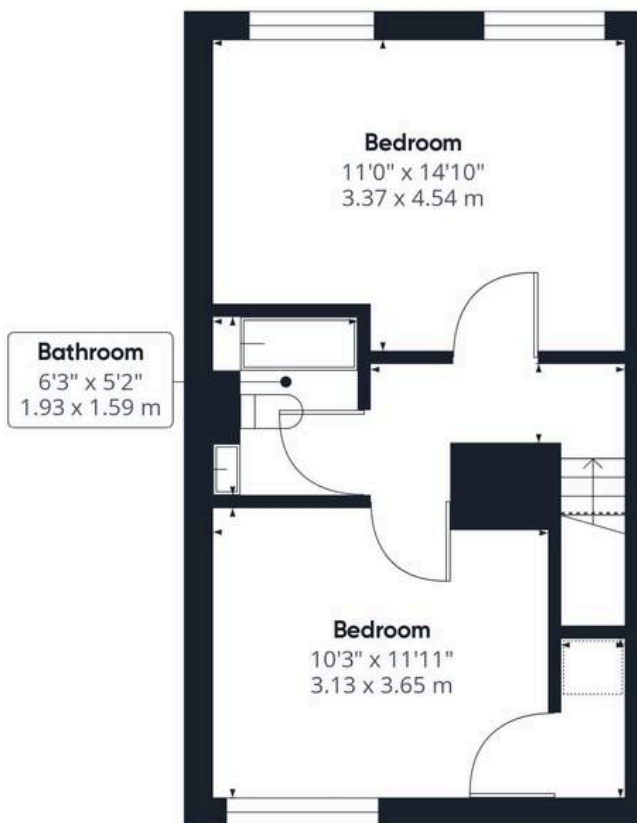


A hand holding a smartphone against a teal background. The phone screen displays a virtual tour app interface. At the top, there is a camera icon and the time '20:22'. Below that is a button labeled 'Enter virtual tour'. The app logo 'STARKINGS WATSON' is prominently displayed in the center. At the bottom of the screen, the website address 'starkingsandwatson.co.uk' is visible in the browser's address bar. To the left of the phone, there is a white icon of a smartphone with a camera and a cube, representing the virtual tour technology. Below the phone, there is a large QR code.

SCAN
HERE FOR A
VIRTUAL
TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

809.56 ft²

75.21 m²

Reduced headroom

6.56 ft²

0.61 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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